



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
**JOSEPH A. CURTATONE**  
**MAYOR**

**ZONING BOARD OF APPEALS**

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 Orsola Susan Fontano, Clerk

Richard Rossetti  
 T.F. Scott Darling, III, Esq.  
 Danielle Fillis  
 Elaine Severino (Alt.)  
 Josh Safdie (Alt.)

**AGENDA**

**Aldermanic Chambers, 2<sup>nd</sup> Floor, City Hall, 93 Highland Avenue**  
**Wednesday, June 24, 2009**  
**DECISIONS 6:00 P.M. followed by New HEARINGS**

**Previously Opened Cases Already Continued**

<b>56 Webster Avenue/520 Columbia Street (Case #ZBA 2008-65)</b>	
Applicant:	Royal Hospitality Services, Inc. (Royal White)
Property Owner:	Columbia Street Realty, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Royal Hospitality Services, Inc. (Royal White) & Owner Columbia St. Realty, LLC seek a special permit (SZO §4.4.1) for alteration of a nonconforming structure and special permit with site plan review (§7.11.12.1.c) in order to expand the existing laundry processing use. IP zone. Ward 2.
Date(s) of Hearing(s):	1/21, 2/4, 2/18, 3/4, 3/18, 4/1, 4/15, 5/6, 5/20, 6/3
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on 6/3/09 to grant the Applicant's request for a continuance to July 15, 2009.
Current Status:	Applicant requested a continuance to July 15, 2009 at the previous hearing.

<b>163 Hudson Street (Case #ZBA 2008-53)</b>	
Applicant:	Afarin Bellisario
Property Owner:	Afarin Bellisario
Agent:	N/A
Legal Notice:	Applicant & Owner: Afarin Bellisario seeks Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure in order to enlarge the existing structure with an increase of the gross floor area by more than 25 percent. This proposal would create a new unit as-of-right. RB zone. Ward 5.
Date(s) of Hearing(s):	11/5, 11/19, 12/3, 12/17, 1/7, 1/21, 2/4, 2/18, 3/4, 3/18, 4/1, 4/15, 5/6, 5/20, 6/3
Planning Board Action:	No Planning Board at this time.
ZBA Action:	Voted on 6/3/09 to grant the Applicant's request for a continuance to July 15, 2009.
Current Status:	Applicant requested a continuance to July 15, 2009 at the previous hearing.



<b>28 Billingham Street (Case #ZBA 2009-10)</b>	
Applicant:	Denis Stacke & Denise Bethel-Stacke
Property Owner:	Denis Stacke & Denise Bethel-Stacke
Agent:	Peter Sachs Architect
Legal Notice:	Applicants & Owners Denis Stacke and Denise Bethel-Stacke seeks a special permit under §4.4.1 in order to construct a two story addition within a non-conforming side yard. RA zone. Ward 6.
Date(s) of Hearing(s):	5/6, 5/20, 6/3
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on 6/3/09 to grant the Applicant's request for a continuance to July 15, 2009.
Current Status:	Applicant requested a continuance to July 15, 2009 at the previous hearing.

### Previously Opened Cases Requesting Continuances

<b>9-11 Harvard Place (Case #ZBA 2009-04)</b>	
Applicant:	Elaine Thibault
Property Owner:	Elaine Thibault
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant & Owner Elaine Thibault seeks a Special Permit with Site Plan Review approval under SZO §7.2 to construct two principal structures on the same lot and under §7.3 to develop four (4) residential units, where 12.5% are affordable housing. RA zone. Ward 3.
Date(s) of Hearing(s):	4/15, 5/6, 5/20, 6/3
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on 6/3/09 to grant the Applicant's request for a continuance to June 24, 2009.
Current Status:	Applicant has submitted a written request for continuance to July 15, 2009.

<b>100 Fellsway West (ZBA #2009-03)</b>	
Applicant:	Electro Sales, Inc.
Property Owner:	Craig Corporation
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Richard Berg and Owner Craig Corporation seek a Special Permit with Site Plan Review (SZO §7.11.1.c) to convert from a factory/industrial use to a residential use in order to construct a 19 unit residential building. BB zone. Ward 4.
Date(s) of Hearing(s):	3/18, 4/1, 4/15, 5/6, 5/20, 6/3
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on 6/3/09 to grant the Applicant's request for a continuance to June 24, 2009.
Current Status:	Applicant has submitted a written request for continuance to July 15, 2009.



<b>369-371 Beacon Street (Case #ZBA 2008-61)</b>	
Applicant:	Beacon Street Hotel
Property Owner:	George Makrighiannis
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Beacon Street Hotel & Owner George Makrighiannis seek a special permit with Site Plan Review (SZO §7.11.10.5.b) in order to construct and establish a hotel of more than 10,000 gross sq.ft. BA zone. Ward 2.
Date(s) of Hearing(s):	1/21, 2/4, 2/18, 3/4, 3/18, 4/1, 4/15, 5/6, 5/20, 6/3
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on 6/3/09 to grant the Applicant's request for a continuance to June 24, 2009.
Current Status:	Applicant has submitted a written request for continuance to July 15, 2009.

<b>28-30 Newberne Street (Case #ZBA 2009-15)</b>	
Applicant:	128 Willow Avenue, LLC
Property Owner:	128 Willow Avenue, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant & Owner 128 Willow Ave, LLC seeks approval to expand and alter an existing building and establish new uses therein: special permit with site plan review (§7.11.1.c) to establish a seven residential units; special permit (§4.4.1) to expand a non-conforming structure by constructing a two-story addition above an existing one-story structure; and special permit (§4.5.1) to change from one non-conforming use (workshop) to another (office) within an existing structure. RC & OS zones. Ward 6.
Date(s) of Hearing(s):	5/20, 6/3
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on 6/3/09 to grant the Applicant's request for a continuance to June 24, 2009.
Current Status:	Applicant has submitted a written request for continuance to July 15, 2009.

### Previously Opened Cases to be Heard this Evening

<b>57-59 Winslow Avenue (Case #ZBA 2009-17)</b>	
Applicant:	Christa & Thomas Cornell
Property Owner:	Christa & Thomas Cornell
Agent:	N/A
Legal Notice:	Applicants Christa & Thomas Cornell seek a special permit for a residential conversion from 2 to 3 dwelling units (SZO §7.11.2.b) and for an alteration to a nonconforming structure in order to construct an egress stairs and landings (SZO §4.4.1). RA zone. Ward
Date(s) of Hearing(s):	6/3
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on 6/3/09 to continue the application to June 24, 2009.
Current Status:	Will be heard on June 24, 2009.



<b>22 Benedict Street (Case #ZBA 2008-71)</b>	
Applicant:	Oi Chao Ding
Property Owner:	Oi Chao Ding
Agent:	N/A
Legal Notice:	Applicant/Owner Oi Chao Ding seeks a special permit (SZO §4.4.1) to alter a nonconforming dwelling by adding 20' x 14' porch to the rear. RB zone. Ward 1.
Date(s) of Hearing(s):	1/21, 2/4, 2/18, 3/4, 3/18, 4/1, 4/15, 5/6, 5/20, 6/3
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on 6/3/09 to grant the Applicant's request for a continuance to June 24, 2009.
Current Status:	Will be heard on June 24, 2009.

<b>860 Broadway (Case #ZBA 2009-14)</b>	
Applicant:	John Staff
Property Owner:	Charles Kostopoulos
Agent:	N/A
Legal Notice:	Applicant John Staff & Owner Charles Kostopoulos seek a special permit (§4.5.1) to change a non-conforming use in order to open a frozen yogurt parlor (§7.11.10.1.1.a). The applicant also seeks a special permit under §9.13.a for a modification in parking in order to not provide three (3) required spaces. RB zone. Ward 6.
Date(s) of Hearing(s):	5/20, 6/3
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on 6/3/09 to grant the Applicant's request for a continuance to June 24, 2009.
Current Status:	Will be heard on June 24, 2009.

<b>600 Windsor Place (Case #ZBA 2008-66)</b>	
Applicant:	Green Cab, Inc.
Property Owner:	The Windsor Company, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant Green Cab, Inc. & Owner The Windsor Co., LLC, seek a special permit with site plan review (SZO §7.11.11.12.1.b) in order to establish a taxi storage and service use of more than 5,000 gross square feet. IP zone. Ward 2.
Date(s) of Hearing(s):	1/21, 2/4, 2/18, 3/4, 3/18, 4/1, 4/15, 5/6, 5/20, 6/3
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on 6/3/09 to grant the Applicant's request for a continuance to June 24, 2009.
Current Status:	Will be heard on June 24, 2009.



**New Cases to be Opened and Heard this Evening**

<b>292 Beacon Street (ZBA #2007-11-R0609)</b>	
Applicant:	Kenneth Spera
Property Owner:	Kenneth Spera
Agent:	N/A
Legal Notice:	Applicant & Owner Kenneth Spera seeks a revision to Special Permit ZBA 2007-11 and 2007-11-R0508 (SZO §5.3.8). The revision is to alter the appearance of the front portion of the approved structure. RC zone. Ward 2.
Date(s) of Hearing(s):	6/24
Planning Board Action:	N/A
ZBA Action:	---
Current Status:	Will be heard on June 24, 2009.

**Other Business**

Rules and Regulations Amendments to remove requirements for Planning Board review of ZBA cases  
(Voted on 6/3/09 to continue to June 24, 2009)

